

Application ref: 2023/5385/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 28 February 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
54 Pilgrim's Lane
London
NW3 1SN

Proposal: Erection of single storey rear infill extension
Drawing Nos: E-IN-001, E-IN-002, E-IN-100, E-IN-200, E-IN-201, E-IN-300, P-IN-001, P-IN-100, P-IN-200, P-IN-201, P-IN-300, Design and Access Statement (18/12/2023), Cover Letter (19/12/2023)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans

E-IN-001, E-IN-002, E-IN-100, E-IN-200, E-IN-201, E-IN-300, P-IN-001, P-IN-100, P-IN-200, P-IN-201, P-IN-300, Design and Access Statement

(18/12/2023), Cover Letter (19/12/2023)

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018

Informative(s):

- 1 Reasons for granting permission.

The infill extension would have a similar design as the existing extension with a dual pitch roof and a crittal style window. Overall the culminative scale of the two extensions is large however considering this is kept at a single storey and, the relatively large extensions in the area and sufficient garden space available, the scale and massing is acceptable. The pitch roof continues the existing design and the introduction of a single window provides a level of subordination to the existing extension and therefore is acceptable. The use of brick to match the existing and aluminium frames and conservation roof lights is accepted.

The development is considered to preserve the character and appearance of the Conservation Area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

In terms of amenity, the proposed infill extension will have the same depth as the exiting extension meaning there will be no additional impact for no. 52. In relation to no. 56, the infill extension will extend 2.6m beyond their building line however this is only considered to be a small difference and not enough to have any significant impact on outlook or enclosure. In relation to sunlight and daylight the extension passes the 45 degree line on both elevation and floor plan meaning that the impact is not considered harmful or adverse. There are conservation roof lights facing towards the roof light of no.56 however only part of them are above the neighbour skylight. Notwithstanding the fact that the impact on light glare would be small anyway due to the small nature of the neighbour's skylight, the proposed roof lights would not provide an adverse impact due to their location, angle and size and therefore the impact on amenity is acceptable.

One objection has been received prior to making this decision. This objection raised concerns in relation to views from the roof light, impact on sunlight from the roof light as explained above the impact from the extension would be small and not harmful and views from the neighbour's home are not material considerations for this application. The Hampstead CAAC and Neighbourhood

Forum have not commented on the proposal. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer